

69-2-45✓

63-104

WARRANTY DEED

012940 Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS,

That STELLA M. GURNEY, of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by SANDRA M. TURNER and PAUL J. GURNEY of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said SANDRA M. TURNER and PAUL J. GURNEY, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situate in said Waterville, and bounded and described as follows, to wit:

Beginning at a point on the northerly side of Hazelwood Avenue, so-called, at the southwesterly corner of land of Leslie Ward and Elmo B. Stevens, formerly owned by James R. Chaffee; thence westerly along said Hazelwood Avenue sixty-six (66) feet to the southeasterly corner of land of Ernest Cote; thence northerly along said Cote's east line one hundred thirty (130) feet three (3) inches to land of Harvey D. Eaton; thence easterly along said Harvey D. Eaton's south line sixty-six (66) feet to the northwesterly corner of said land belonging to Leslie Ward and Elmo B. Stevens; thence southerly on the westerly line of said Ward's and Stevens' land to the point of beginning.

Meaning and intending hereby to convey the premises conveyed by Donald M. Morrisette et al to Madeleine M. Morrisette by deed dated July 21, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1452, Page 155. Stella M. Gurney obtained title to said premises per the Estate of Madeleine M. Morrisette as filed with the Kennebec County Probate Court, Docket #42644. For further reference see the Devise of Stella M. Gurney dated December 28, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1539, Page 280.

To Have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said SANDRA M. TURNER and PAUL J. GURNEY, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and

assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, I, the said STELLA M. GURNEY, Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises have hereunto set my hand and seal this 15th day of April, 1986.

Signed, Sealed and Delivered
in the presence of

David E. Bernier

Stella M. Gurney
STELLA M. GURNEY

STATE OF MAINE
COUNTY OF KENNEBEC

April 15, 1986

Personally appeared the above named Stella M. Gurney and acknowledged the foregoing instrument to be her free act and deed.

Before me,

David E. Bernier
Notary Public

(David E. Bernier

)Print Name

RECEIVED KENNEBEC SS.

1988 JUN 23 AM 9:00

ATTEST: James Paul Means
REGISTER OF DEEDS

David E. Bernier
Attorney at Law
Notary Public
My Commission Expires: 1/17/90

SEAL